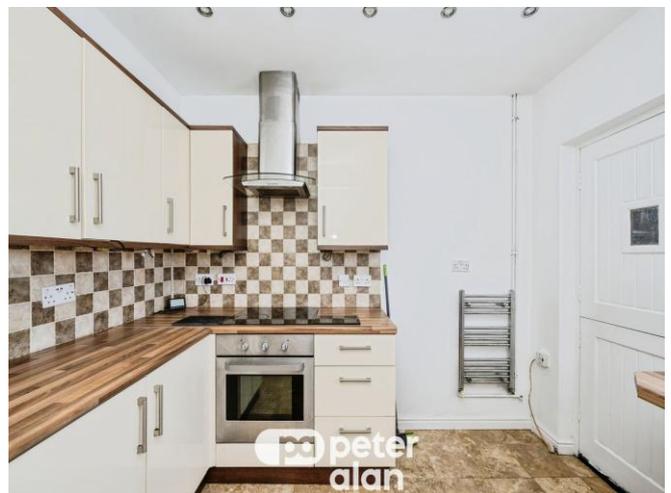




Merlin Crescent, Townhill Swansea

offers in excess of £130,000

- Three Bedroom Mid-Terraced Property
- Spacious and Modern Throughout
- Residential Area of Townhill
- Suitable for Families, First Time Buyers or Investors
- EPC Rating: Awaited



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About the property

Situated on Merlin Crescent in the popular residential area of Townhill, this three-bedroom mid-terraced property provides well-proportioned living accommodation arranged over two floors.

The ground floor typically comprises a generous living area with space for both lounge and dining furniture, along with a fitted kitchen offering ample storage and workspace for everyday living.

Upstairs, the property benefits from three bedrooms, providing flexible accommodation for families, home working, or guests, together with a family bathroom.

Externally, the property enjoys the benefits of a mid-terrace position, with manageable outdoor space to the front and a spacious rear garden, offering further potential for personalisation.

Conveniently located close to local amenities, schools, and transport links, the property provides easy access to Swansea city centre and surrounding areas.

This home represents a great opportunity for buyers seeking a well-located property with generous accommodation in an established residential area.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Lounge

17' 6" x 11' 6" (5.33m x 3.51m)

Kitchen

9' 9" x 8' 8" (2.97m x 2.64m)

Bedroom 1

12' 6" x 11' 10" (3.81m x 3.61m)

Bedroom 2

9' 6" x 8' 6" (2.90m x 2.59m)

Bedroom 3

9' 4" x 8' 8" (2.84m x 2.64m)

Bathroom

6' 5" x 6' (1.96m x 1.83m)